

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
November 4, 2004
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Poly High Redevelopment Project Area

(Jill Griffiths,
Project Planner)

RECOMMENDATION:

Redevelopment Agency of the City of Long Beach
Project Contact: Johnny Vallejo
Poly High Redevelopment Project Area
(Council District 6)

Proposed Ninth Amendment to the Redevelopment Plan for the Poly High Redevelopment Project Area.

Planning Commission review the information provided in the staff report, including the draft Initial Study of the Negative Declaration that will be certified by the Redevelopment Board, adopt the resolution that will make a report and recommendation to the Redevelopment Board and the City Council regarding the proposed amendment.

1B. Mills Act Historic Property Contract

(Cindy Thomack,
Neighborhood Preservation Officer)

RECOMMENDATION:

Cultural Heritage Commission
640 W. 8th Street (Council District 1)

Mills Act Historic Property Contract

Planning Commission recommend City Council approve the execution of a Mills Act Historic Property Contract.

1C. Mills Act Historic Property Contract

(Cindy Thomack,
Neighborhood Preservation Officer)

RECOMMENDATION:

Cultural Heritage Commission
1345 Linden Avenue (Council District 1)

Mills Act Historic Property Contract

Planning Commission recommend City Council approve the execution of a Mills Act Historic Property Contract.

1D. Case No. 0404-13
EIR 36-02

(Joe Recker,
Project Planner)

RECOMMENDATION:

McDonnell Douglas Corporation
C/o Boeing Realty Corporation
3855 Lakewood Boulevard (Council District 5)

Adoption of Douglas Park Design Guidelines.

Planning Commission continue item to November 18, 2004 Planning Commission meeting.

- 1E. Case No. 0410-11**
Conditional Use Permit, Standards
Variance
CE 04-211
- (Vickie Becker,
Project Planner)
- RECOMMENDATION:
- Bob Jackson**
Robert and Patricia Friedman
3300 E. Spring Street (Council District 5)
- Conditional Use Permit for the temporary operation of a retail
appliance store within the IG (General Industrial) Zone.
- Planning Commission approve the Conditional Use Permit,
subject to conditions.
- 1F. Case No. 0407-03**
Condominium Conversion
CE 04-144
- (Jamilla Vollmann,
Project Planner)
- RECOMMENDATION:
- Adrienne Bridges, ALS Consulting**
250 Pacific Avenue (Council District 2)
- Request for the approval of a Condominium Conversion at
Pacific Court-Pine Square, to convert an existing 142-unit
apartment into condominiums.
- Planning Commission approve the Condominium Conversion
for Tract No. 51618, subject to conditions.
- 1G. Case No. 0408-33**
Conditional Use Permit
CE 04-181
- (Lemuel Hawkins,
Project Planner)
- RECOMMENDATION:
- Cingular Wireless**
c/o Infranext, authorized agent
Gil Gonzalez, representative
1329 Gladys Avenue (Council District 4)
- A Conditional Use Permit to construct and maintain a wireless
telecommunication facility, consisting of a 45 foot high
monopalm antenna structure with appurtenant equipment.
- Planning Commission approve the Conditional Use Permit,
subject to conditions.

REGULAR AGENDA

- 2. Case No. 0406-18**
Conditional Use Permit, Site Plan
Review, Zone Change
ND 20-04

(Lynette Ferenczy,
Project Planner)

Jim Fitzpatrick
c/o Martin Parker of Pacific Planning Group
4100 Cherry Avenue (Council District 7)

Request for approval of a Zone Change for a portion of an existing self-storage facility from a Regional Highway District (CHW) to a Commercial Storage District (CS) and approval of a Site Plan Review and Conditional Use Permit to expand the self-storage facility by adding floor area within the existing building.

RECOMMENDATION:

Planning Commission certify Negative Declaration 20-04, recommend that the City Council approve a Zone Change from CHW (Regional Highway District) to CS (Commercial Storage) and approve the Site Plan Review and Conditional Use Permit, subject to conditions of approval.

- 3. Case No. 0407-23**
Appeal
CE 04-220

(Vickie Becker,
Project Planner)

Applicant: Marianne Pettys
Appellant: Gary Silva
5300 Hanbury Street (Council District 5)

Appeal of the Zoning Administrator's decision to approve variance requests to allow the construction of a 294 square foot accessory room attached to an existing garage (360 sq. ft.) and attached accessory room (144 sq. ft.) within the R-1-N zoning district (instead of the maximum allowable 300 sq. ft. combined accessory structure).

RECOMMENDATION:

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to grant the variance requests.

- 4. Case No. 0406-23**
Administrative Use Permit
CE 04-127

(Jamilla Vollmann,
Project Planner)

Pierre Ces
1577 E. 7th Street (Council District 2)

Appeal of the Zoning Administrator's decision to approve an Administrative Use Permit to modify the Conditions of Approval under a previous Special Use Permit to operate a self-service car wash.

RECOMMENDATION:

Planning Commission deny the appeal and uphold the Zoning Administrator's decision to modify the Conditions of Approval for the previous Special Use Permit, subject to modified conditions.

5. **Case No. 0408-18**
Standards Variance, Local Coastal
Development Permit
CE 04-166
- (Derek Burnham,
Project Planner)
- Applicant: Robert Schneider**
c/o Michael Pauls
Appellants: Judith Cannavo, John and Marguerite Morel
116 Termino Avenue (Council District 3)
- Appeal of the Zoning Administrator's decision to approve a
Local Coastal Development Permit and Standards Variance
for a second story home addition with a building height of 31
feet from grade (instead of not more than 25 feet).
- RECOMMENDATION: Planning Commission deny the appeal and uphold the Zoning
Administrator's decision to grant the Local Coastal
Development Permit and Standards Variance.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
1) City Council Actions
2) General Plan Update
- b. Preview of November 18, 2004 agenda
- | | |
|--------------------------|-------------------------|
| 125 Linden Avenue | 30-unit condominium |
| 3660 Pacific Avenue | 2-lot subdivision |
| 1321 E. Anaheim Street | Cultural center theater |
| 1210 Elm Avenue | Check cashing |
| 1950 Lemon Avenue | Monopole |
| 2120 Pacific Avenue | Check cashing |
| 5575 Atlantic Avenue | Check cashing |
| 1012 W. Carson Street | Monopole |
| Boeing Design Guidelines | |
- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.